

**Town of Kinderhook
Planning Board Workshop
3211 Church Street
Valatie, NY 12184
September 11, 2014**

Approved 11/13/2014

Minutes

The Workshop of the Town of Kinderhook Planning Board was held on Thursday, September 11, 2014, beginning at 7:00pm at the Kinderhook Town Hall, 3211 Church Street, Valatie, NY. The workshop was called to order by the Chairwoman, Mary Keegan-Cavagnaro. The Roll was taken by the Secretary.

A. Roll Call

Present:

Mary Keegan-Cavagnaro, Chairwoman
Andy Howard, Town Attorney
Patrick Prendergast, Engineer
Peter Haemmerlein
Chris Simonsen
William Butcher
Guy Rivenburgh
Daniel Weiller
Jake Samascott
Jason Graham
Nataly Dee, Secretary

Excused:

Dale Berlin

Absent:

None

B. Correspondence

1. Review of Minutes:

July 10, 2014 – Workshop
July 17, 2014 – Meeting
August 14, 2014 – Workshop
August 21, 2014 – Meeting

The Secretary reported that revisions were being made to the July and August minutes as per board member feedback. A revision will be distributed upon completion. A training opportunity offered by the Columbia Land Conservancy on September 29, 2014, was announced.

C. Public Hearings

1. John Brosen, Hennett Road, Kinderhook - Minor Subdivision. Scheduled for September 18, 2014, at 7:05pm.

The Secretary noted that the notice did appear in the newspaper and notices were sent to neighbors. To date one neighbor had inquired for more information.

D. Old Business

1. Robert & Maryanne Broderick, 3 Rose Street, Niverville – Minor Subdivision;
Referred to ZBA; ZBA Public Hearing scheduled for October 2, 2014, at 7:05pm;
2. Tim Sullivan, 84 Ottoville Road, Niverville – Minor Subdivision;
Referred to ZBA
3. Napa Auto Parts, Route 9 – Site Plan Review for Additional Building;

No one was present to represent this application.

E. New Business

1. Drs. Nancy Ann Quimby and David Picchione, Maple Lane, Valatie – Site Plan Review;

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Mr. Picchione addressed the board. He stated that he is a podiatrist practicing at the Valatie Medical Arts building and he is joined tonight by his wife, Nancy Ann Quimby, also practicing with him. Further, he stated that they have been practicing at VMA for approximately 23 years and now they are looking to purchase the property at 6 Maple Lane South, Valatie, to relocate their practice there. There are not intending to make any changes to the footprint of the existing building; they would only like to make updates to the interior and exterior of the building. Mr. Joe Melino also in attendance to represent the applicant addressed the board. It was noted that the façade will be updated. Interior updates would be made (plans submitted). The current occupants are a hair salon and a lawyers office which would remain. There is a storage facility at the rear of the building that is proposed to be converted to offices. A handicap ramp on the main building is proposed as part of the updates. The current parking will remain the same. There are an additional 3 spaces if they need, but they are already over the requirement of the code. The building is 3,400 sq ft. and currently has 21 parking spaces. Mr. Melino reported that he had the parking specification reviewed by the Building Department and according to his report 17.5 or 19.5 spaces are required. Further, he noted that the code calls for 1 parking space for every 200 sq ft of office space. The board requested that all of this information be added to the proposed site plans. The plans were reviewed. The applicants noted that they are in the process of purchasing the building. The board inquired if they were thinking about a new sign. The applicants noted that they would like to but have a new sign but have not given it too much thought to date. There is an existing curb cut on Route 9 and no new one is proposed. It was noted that it is ingress only.

The matter of the wells was addressed. The applicants are in contract to drill a new well on the property as the existing well was located on the adjoining property owned by the same person. The pitch of the roof was addressed. It was stated that there is an 8x12 pitch on the roof. Lighting was also addressed by the board. It was noted that there is currently no lighting in the parking area, but there are some lights of the building that they would like to update. Mr. Melino provided a cut sheet on the proposed lighting. The board requires that enclosed cut off lights are required to lessen the impact to neighbors. The applicants were asked if they have an architect designing the interior. They reported that Jeff Doak and James Hopek, Architects from Balston Lake were designing the project. The board inquired about the number of appointments that would be anticipated in a typical per day. The applicants expect approximately 25 patients per day. Further, they noted that the offices would be open 4 days a week.

In summary, the applicants need to show the location of the new well on site plan, as well as the parking schedule, and lighting. Contours on the map were suggested but deemed insignificant and not necessary to show.

2. Valatie Rescue Squad, Rod and Gun Club Road – Minor Subdivision.

Derick LaTorre of the Valatie Rescue Squad approached the board with a potential project in which they are proposing to purchase a parcel of land on Rod and Gun Club Road with the intention of applying for a Minor Subdivision/Lot Line Adjustment. The parcels in question are currently owned by Anthony Buono. A letter of authorization was offered from Anthony Buono, owner of record. The project would entail merging a 20 acre parcel with an adjacent 5 acre parcel located to the south; the lot line would then be adjusted to the north, creating a 5 acre parcel and a 20 acre parcel to the south that would be owned by the Rescue Squad. It was noted that no additional parcels will be created and the existing septic systems would remain on the existing parcels. There is an existing curb cut on the existing 5 acre parcel. The area is Zoned AR with 2 acre requirements. The board requested that the applicant prepare a subdivision map with the proposed lot lines shown.

F. ZBA Opinions

None.

G. Liaisons

1. Village Planning Boards: Liaison was excused.

2. Town Board: Mr. Haemmerlein reported that two zoning change items have a proposal for local law change and have been sent to County Planning for review. The request for a speed limit reduction on Cty Route 28 was discussed. Confusion about the issue was created due to a misunderstanding about the current speed limit on the road. The vote to send the matter to County

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Highway was 2 for, 2 against, and 1 abstain. The discussion centered on the current speed limit which was thought to be 45, but is really 55. The Town Board should be approached again with this matter with the details and specifics made clearer

3. NYSEG Project: Liaison will present next week.

H. Other

1. Public Comment

Mr. Better addressed the board. He provided an update of the ELLE-KAZ project noting that an inspection of the properties was conducted by Mr. Voss of the Building Department. Kitchens have been removed from the structures, but it was determined that more work needs to transpire. Mr. Better reported that estimates have been submitted for the construction of the private road.

Mr. Better the addressed the board about another matter. He stated that he is the owner of the Niverville, NY Post Office. He is requesting that the board consider re-stamping a previously approved subdivision, the date of which was undetermined. The lands has been designated a bicentennial park and the land in question has been deeded to the town. However, the plans were never filed. The area has been declared a park and the town has been maintaining it. The property tax map parcel ID is 23.2-1-33. The Secretary will research the files for the next meeting.

A motion to adjourn was made by Mr. Butcher. Motion seconded by Mr. Simonsen. All in favor. Motion carried; meeting adjourned at 7:55pm.

Respectfully Submitted,

Nataly Dee, Secretary